

PRIME RETAIL UNIT TO LET

3 MARKET WAY BILSTON WV14 ODR

EE7E PEYERCINE SUPERES

Location

The premises are situated in a prime location within the Market Way Mall in Bilston Town Centre. The premises are adjacent to **Super News** and in close proximity to **Boots Chemist**, **Greggs** and **Peacocks**.

Description

The premises provide a modern purpose built retail unit providing ground floor trading space, rear ground floor servicing access and a full height aluminium framed shop front.

Accommodation

The premises comprise of the following approximate floor areas and dimensions:-

Gross Frontage	17' 10"	5.43 m
Internal Width	16' 11"	5.15 m
Shop Depth	59' 4"	18.08 m
Sales Area	913 sq ft	84.82 m ²
Bin Store	25 sa ft	2.32 m ²

Tenure

The property is available on a new effectively full repairing and insuring lease for a term to be agreed incorporating 5 yearly upward only rent reviews.

Rent

Offers in the region of £23,500 per annum exclusive of rates, service charge and VAT, subject to contract.

EPC

The Energy Performance Asset Rating of the premises currently falls within category D.

A copy of the Energy Performance Certification can be made available upon request.

Rateable Value

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

Rateable Value (2017 Assessment)

£23,250

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

Legal Costs

The ingoing tenant will be responsible for all of our client's proper reasonable costs incurred in the proposed transaction.

Service Charge

The premises are subject to a variable service charge payable quarterly in advance, details available upon request.

Viewing

Viewing is by prior arrangement with the sole letting agents:-

Ref: Simon Smith

simon.smith@wrightsilverwood.co.uk

0121 410 5551

ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

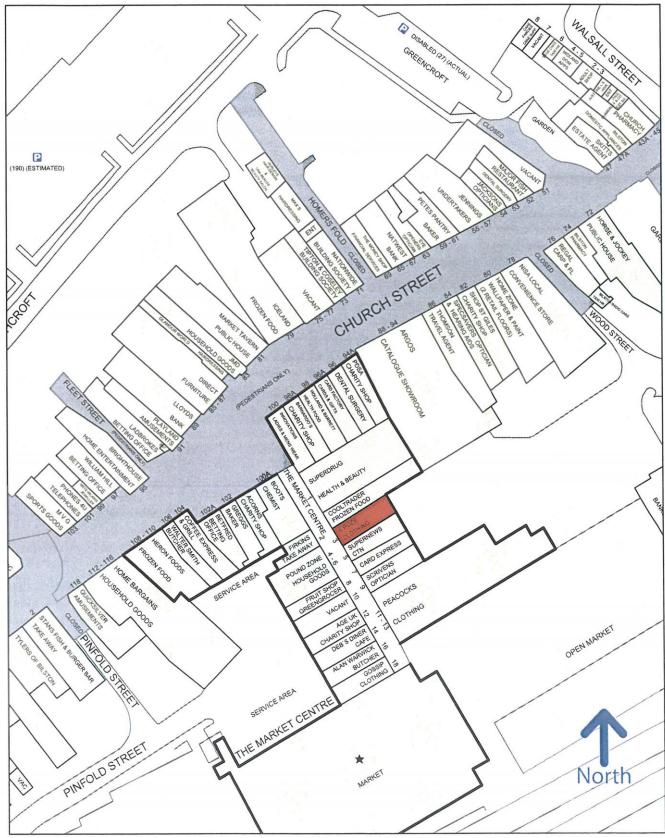
March 2019

0121 454 4004

Second Floor, 10/11 Greenfield Crescent, Edgbaston, Birmingham B15 3AU www.wrightsilverwood.co.uk









IMPORTANT NOTICE

Wright Silverwood themselves and for the vendors or lessors of the property whose agents they are, give notice that:

- 1. These particulars do not constitute any part of, any offer or contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of Wright Silverwood their joint agents or the vendors or lessors.
- None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
- Any intended purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- The vendors or lessors do not make or give, and neither Wright Silverwood nor any person in their employment has any authority to make or give, any representation or warrantee whatever in relation to this property.